

39-118

PK 7692PG 150

TRANSFER
TAX
PAID

QUIT CLAIM DEED

038392

TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS THAT Skowhegan Savings Bank, a banking corporation organized and existing under the laws of the State of Maine with its principal office at Skowhegan, Somerset County, Maine (Mailing Address: P. O. Box 250, Skowhegan, ME 04976), for consideration paid, **releases** to **Robert S. Ireton-Hewitt** of Freedom, Waldo County, Maine, (Mailing Address: 947 North Palermo Road, Freedom, ME 04941) and **Carlton L. Jones** of Morrill, Waldo County, Maine (Mailing Address: 13 Weymouth Rd., Morrill, ME 04952), the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated in Waterville, Kennebec County, Maine, and being more particularly bounded and described as follows, to wit:

Beginning in the northerly line of Bushey Lane at the southeasterly corner of land of Louis Noel; thence northerly along the easterly line of land of said Louis Noel to land of Peter Marshall; thence easterly along the southerly line of land of said Peter Marshall forty-three (43) feet; thence southerly in a line parallel with the easterly line of land of said Louis Noel and forty-three (43) feet distant easterly therefrom to the northerly line of Bushey Lane; thence westerly along the northerly line of Bushey Lane forty-three (43) feet to the point begun at.

Being the same premises conveyed by foreclosure deed from Peoples Heritage Savings Bank to Rockie Lynn Elliott dated December 22, 1997, and recorded December 31, 1997, in the Kennebec County Registry of Deeds in Book 5527, Page 126. See also the corrective deed from Peoples Heritage Savings Bank to Rockie Lynn Elliott dated April 12, 1999, and recorded on April 20, 1999, correcting the legal description in the original foreclosure deed. The above premises were conveyed by Rockie Lynn Elliott to Fred Shaffer, Jr. by deed dated April 23, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5932, Page 081.

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Skowhegan Savings Bank acquired title to the above described premises as a result of foreclosure proceedings brought in Maine District Court, District Seven, Division of Northern Kennebec, Waterville, Maine, Docket No. WAT-03-RE-07, a certificate of foreclosure of mortgage having been recorded in said Registry, Book 7262, Page 034, and judgment of foreclosure and sale having been entered in said court on April 25, 2003 and recorded in said Registry, Book 7420, Page 103.

This deed is made pursuant to the provisions of 14 M.R.S.A., §6323, and this conveyance is made free and clear of all interests of the parties-in-interest joined in the mortgage foreclosure proceedings, and is given because Robert S. Ireton-Hewitt was the high bidder at a public sale duly advertised in the Kennebec Journal on August 4, 2003, August 11, 2003 and August 18, 2003, and held at the Law Offices of Perkins, Townsend, Shay & Talbot, P.A. on the 8th day of September, 2003.

As part consideration for this conveyance, it is expressly stipulated and agreed between **Skowhegan Savings Bank**, and **Robert S. Ireton-Hewitt** and **Carlton L. Jones** that the subject real estate is sold "as is", that there are no representations or warranties, express or implied, with respect to the physical condition of the structure or of the land upon which the same is located, or as to the accuracy of the description, or the marketability of the title, or compliance with any applicable zoning, land use, or environmental laws, regulations or ordinances, or the presence of hazardous or toxic materials, and **Robert S. Ireton-Hewitt** and **Carlton L. Jones** have been given the opportunity to inspect the premises in person and by agent, and that **Robert S. Ireton-Hewitt** and **Carlton L. Jones** and their successors, heirs and assigns, will indemnify and hold **Skowhegan Savings Bank** harmless from liability for any and all claims, whether on behalf of themselves, or on behalf of any of their successors, heirs and assigns, or on behalf of any third party, which may arise as the result of defects or conditions of the structure located on the premises or of the land upon which the same is

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located, or any inaccuracies with respect to the description, or deficiencies with respect to the marketability of the title, or non-compliance with any applicable zoning, land use, or environmental laws, regulations or ordinances, or the presence of hazardous or toxic materials which may exist at the time of execution and delivery of this deed.

IN WITNESS WHEREOF, the said Skowhegan Savings Bank has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Paula A. Harlow, its Special Assets Manager, thereunto duly authorized, this 14th day of October, 2003.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF**

Skowhegan Savings Bank

Warren C. Shay
Witness

By: Paula A. Harlow
Paula A. Harlow
Its Special Assets Manager

STATE OF MAINE
SOMERSET, ss.

October 14, 2003

Then personally appeared the above named Paula A. Harlow of said Skowhegan Savings Bank as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said corporation.

SEAL

Before me,

Warren C. Shay
Warren C. Shay, Bar Registration No. 190
Attorney-at-Law



RECEIVED KENNEBEC SS.

2003 OCT 20 AM 9:00

ATTORNEY'S COMPLIANCE AND VERIFICATION REQUIREMENTS FOR E-FILED DOCUMENTS

Warren C. Shay
Warren C. Shay
Attorney-at-Law